

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF WISCONSIN
MADISON DIVISION**

In re:	§	Case No. 3:19-BK-12918-CJF
	§	
SCOTT R THEEL	§	
	§	
	§	
Debtor(s)	§	

**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION REPORT
CERTIFICATION THAT THE ESTATE HAS BEEN FULLY ADMINISTERED
AND APPLICATION TO BE DISCHARGED (TDR)**

Brenda L. Zeddun, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: <i>(without deducting any secured claims)</i>	\$32,000.00	Assets Exempt:	\$18,730.00
Total Distributions to Claimants:	\$197,104.18	Claims Discharged Without Payment:	\$58,130.55
Total Expenses of Administration:	\$32,823.77		

3) Total gross receipts of \$280,081.85 (see **Exhibit 1**), minus funds paid to the debtor(s) and third parties of \$50,153.90 (see **Exhibit 2**), yielded net receipts of \$229,927.95 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Secured Claims (from Exhibit 3)	\$228,248.00	\$379,328.14	\$379,328.14	\$184,907.48
Priority Claims:				
Chapter 7 Admin. Fees and Charges (from Exhibit 4)	NA	\$32,823.77	\$32,823.77	\$32,823.77
Prior Chapter Admin. Fees and Charges (from Exhibit 5)	NA	\$0.00	\$0.00	\$0.00
Priority Unsecured Claims (From Exhibit 6)	\$22,528.02	\$19,672.85	\$19,672.85	\$12,196.70
General Unsecured Claims (from Exhibit 7)	\$24,942.77	\$17,708.11	\$17,708.11	\$0.00
Total Disbursements	\$275,718.79	\$449,532.87	\$449,532.87	\$229,927.95

4). This case was originally filed under chapter 7 on 08/29/2019. The case was pending for 32 months.

5). All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6). An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 04/21/2022

By: /s/ Brenda L. Zeddun
Trustee

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO
FINAL ACCOUNT**

EXHIBIT 1 – GROSS RECEIPTS

DESCRIPTION	UNIFORM TRAN. CODE	AMOUNT RECEIVED
34 Braeburn Way Evansville WI 53536-0000	1110-000	\$280,081.85
TOTAL GROSS RECEIPTS		\$280,081.85

The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	AMOUNT PAID
Scott Theel	Exemptions	8100-002	\$13,750.00
Half of net proceeds to Heather Theel pursuant to Court Order	Funds to Third Parties	8500-002	\$36,403.90
TOTAL FUNDS PAID TO DEBTOR AND THIRD PARTIES			\$50,153.90

EXHIBIT 3 – SECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
7	The Park Bank	4110-000	\$192,310.00	\$194,420.66	\$194,420.66	\$0.00
	Payoff of First Mortgage Loan to Park Bank	4110-000	\$0.00	\$184,907.48	\$184,907.48	\$184,907.48
	Advia Credit Union	4110-000	\$18,189.00	\$0.00	\$0.00	\$0.00
	Harley Davidson Financial	4110-000	\$17,749.00	\$0.00	\$0.00	\$0.00
TOTAL SECURED CLAIMS			\$228,248.00	\$379,328.14	\$379,328.14	\$184,907.48

EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
Brenda L. Zeddun, Trustee	2100-000	NA	\$8,000.00	\$8,000.00	\$8,000.00
Brenda L. Zeddun, Trustee	2200-000	NA	\$7.55	\$7.55	\$7.55
Assessment Letter to Land Title & Closing	2500-000	NA	\$60.00	\$60.00	\$60.00

Services LLC						
Deed and Transfer Preparation to Perry J. Armstrong	2500-000	NA	\$100.00	\$100.00	\$100.00	
Fed Ex Fee to Land Title & Closing Services, LLC	2500-000	NA	\$90.00	\$90.00	\$90.00	
Owner's Title Insurance to Land Title & Closing Services LLC	2500-000	NA	\$1,090.00	\$1,090.00	\$1,090.00	
Recording Fees to Register of Deeds or Land Title	2500-000	NA	\$40.00	\$40.00	\$40.00	
Water & Light Bill to Evansville Water & Light	2500-000	NA	\$221.84	\$221.84	\$221.84	
WI Transfer Tax to Register of Deeds or Land Title	2500-000	NA	\$840.00	\$840.00	\$840.00	
Independent Bank	2600-000	NA	\$350.31	\$350.31	\$350.31	
United States Bankruptcy Court	2700-000	NA	\$350.00	\$350.00	\$350.00	
County Taxes 01/01/2020 - 07/17/2020	2820-000	NA	\$3,124.72	\$3,124.72	\$3,124.72	
RE/MAX Preferred Real Estate Commission (Buyer's realtor)	2990-000	NA	\$8,400.00	\$8,400.00	\$8,400.00	
Brenda L. Zeddun, Attorney for Trustee	3110-000	NA	\$1,540.00	\$1,540.00	\$1,540.00	
Brenda L. Zeddun, Attorney for Trustee	3120-000	NA	\$209.35	\$209.35	\$209.35	
Stark Real Estate Real Estate Commission (Trustee's realtor: Mark Pawlowsky), Realtor for Trustee	3510-000	NA	\$8,400.00	\$8,400.00	\$8,400.00	
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		NA	\$32,823.77	\$32,823.77	\$32,823.77	

EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES

NONE

EXHIBIT 6 – PRIORITY UNSECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
1	Heather Theel	5100-000	\$1,400.00	\$1,400.00	\$1,400.00	\$0.00

6	IRS - Centralized Insolvency Operation	5800-000	\$0.00	\$13,692.39	\$13,692.39	\$8,090.29
8	Wisconsin Department of Revenue	5800-000	\$7,284.94	\$4,580.46	\$4,580.46	\$2,706.41
	CLERK, U.S. BANKRUPTCY COURT	5100-001	\$0.00	\$0.00	\$0.00	\$1,400.00
	IRS - Centralized Insolvency Operation	5800-000	\$13,843.08	\$0.00	\$0.00	\$0.00
	Rock County Child Support	5800-000	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL PRIORITY UNSECURED CLAIMS			\$22,528.02	\$19,672.85	\$19,672.85	\$12,196.70

EXHIBIT 7 – GENERAL UNSECURED CLAIMS

CLAIM NUMBER	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
2	Discover Bank	7100-000	\$3,772.56	\$3,656.06	\$3,656.06	\$0.00
3	Advia Credit Union	7100-000	\$0.00	\$9,359.39	\$9,359.39	\$0.00
4	Advia Credit Union	7100-000	\$971.00	\$1,007.77	\$1,007.77	\$0.00
5	Capital One Bank (USA), N.A.	7100-000	\$1,096.00	\$1,144.22	\$1,144.22	\$0.00
6a	IRS - Centralized Insolvency Operation	7100-000	\$0.00	\$428.80	\$428.80	\$0.00
8a	Wisconsin Department of Revenue	7100-000	\$0.00	\$2,111.87	\$2,111.87	\$0.00
	North Star	7100-000	\$140.00	\$0.00	\$0.00	\$0.00
	Portfolio Recovery	7100-000	\$7,639.00	\$0.00	\$0.00	\$0.00
	The Park Bank	7100-000	\$6.00	\$0.00	\$0.00	\$0.00
	Unity Point Health-Meriter Medical Group	7100-000	\$1,416.21	\$0.00	\$0.00	\$0.00
	World's Foremost Bank	7100-000	\$9,902.00	\$0.00	\$0.00	\$0.00
TOTAL GENERAL UNSECURED CLAIMS			\$24,942.77	\$17,708.11	\$17,708.11	\$0.00

FORM 1
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 INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT

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Exhibit 8

ASSET CASES

Case No.: 19-12918-CJF
 Case Name: THEEL, SCOTT R
 For the Period Ending: 4/21/2022

Trustee Name: Brenda L. Zeddun
 Date Filed (f) or Converted (c): 08/29/2019 (f)
 §341(a) Meeting Date: 09/23/2019
 Claims Bar Date: 07/06/2020

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Value	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA =§ 554(a) abandon.	Sales/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Ref. #					
1	34 Braeburn Way Evansville WI 53536-0000	\$129,270.00	\$22,572.05	\$280,081.85	FA
2	Make: Subaru Model: Impreza Year: 2017 Mileage: 60,000	\$15,000.00	\$0.00	\$0.00	FA
3	2018 Harley Davidson Fatboy Mileage: 14,000	\$17,000.00	\$0.00	\$0.00	FA
4	Couch-\$250; Table-\$25; Entertainment Stand-\$100; Beds-\$200; Dresser-\$50; Microwave-\$50; Tools-\$100; Power Tools -\$300	\$1,075.00	\$0.00	\$0.00	FA
5	TV-\$200; Computer-\$350; Printer-\$100; Cell Phones-\$1000; Gaming Consoles-\$175	\$1,825.00	\$0.00	\$0.00	FA
6	Baseball Cards; Comic Books; Packer Stuff	\$500.00	\$0.00	\$0.00	FA
7	3 Rifles; Shotgun;	\$800.00	\$0.00	\$0.00	FA
8	Clothes	\$550.00	\$0.00	\$0.00	FA
9	Jewelry	\$80.00	\$0.00	\$0.00	FA
10	1 Dogs	\$0.00	\$0.00	\$0.00	FA
11	Cash	\$50.00	\$0.00	\$0.00	FA
12	checking Park Bank	\$100.00	\$0.00	\$0.00	FA
13	Thrivent Financial - term life insurance - no cash value ; Beneficiary: child	\$0.00	\$0.00	\$0.00	FA
14	term life insurance through work - no cash value ; Beneficiary: child	\$0.00	\$0.00	\$0.00	FA

TOTALS (Excluding unknown value)

\$166,250.00

\$22,572.05

\$280,081.85

Gross Value of Remaining Assets

\$0.00

Major Activities affecting case closing:

Order approving compensation filed. Checks and distribution letters mailed to claimants 9/23/21. Await zero balance bank account. File TDR.

Initial Projected Date Of Final Report (TFR): 08/29/2021

Current Projected Date Of Final Report (TFR): 08/29/2021

/s/ BRENDA L. ZEDDUN

BRENDA L. ZEDDUN

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 19-12918-CJF

Case Name: THEEL, SCOTT R

Primary Taxpayer ID #: **_***6827

Co-Debtor Taxpayer ID #:

For Period Beginning: 8/29/2019

For Period Ending: 4/21/2022

Trustee Name:

Brenda L. Zeddun

Bank Name:

Independent Bank

Checking Acct #:

*****2918

Account Title:

Blanket bond (per case limit): \$1,500,000.00

Separate bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
07/20/2020		Land Title & Closing Services LLC	Net closing proceeds; 34 Braeburn Way, Evansville, WI. Pursuant to Order Approving Sale dated 6/26/20.	*	\$36,403.91		\$36,403.91
	{1}		Gross Proceeds \$280,000.00	1110-000			\$36,403.91
	{1}		Credit of Refuse \$81.85 07/15/20-12/31/20	1110-000			\$36,403.91
			County Taxes 01/01/2020 \$(3,124.72) - 07/17/2020	2820-000			\$36,403.91
			Deed and Transfer \$(100.00) Preparation to Perry J. Armstrong	2500-000			\$36,403.91
			Fed Ex Fee to Land Title \$(90.00) & Closing Services, LLC	2500-000			\$36,403.91
			Owner's Title Insurance to \$(1,090.00) Land Title & Closing Services LLC	2500-000			\$36,403.91
			Assessment Letter to Land \$(60.00) Title & Closing Services LLC	2500-000			\$36,403.91
			Stark Real Estate Real \$(8,400.00) Estate Commission (Trustee's realtor: Mark Pawlowsky)	3510-000			\$36,403.91
			RE/MAX Preferred Real \$(8,400.00) Estate Commission (Buyer's realtor)	2990-000			\$36,403.91
			Recording Fees to Register \$(40.00) of Deeds or Land Title	2500-000			\$36,403.91
			WI Transfer Tax to \$(840.00) Register of Deeds or Land Title	2500-000			\$36,403.91
			Payoff of First Mortgage \$(184,907.48) Loan to Park Bank	4110-000			\$36,403.91
			Water & Light Bill to \$(221.84) Evansville Water & Light	2500-000			\$36,403.91
			Half of net proceeds to \$(36,403.90) Heather Theel pursuant to Court Order	8500-002			\$36,403.91
08/31/2020		Independent Bank	Account Analysis Charge	2600-000		\$53.08	\$36,350.83
09/30/2020		Independent Bank	Account Analysis Charge	2600-000		\$53.01	\$36,297.82
10/16/2020	101	Scott Theel	Paid pursuant to Order Approving Distribution of Debtor's Exemption dated 10/6/20.	8100-002		\$13,750.00	\$22,547.82
10/30/2020		Independent Bank	Account Analysis Charge	2600-000		\$48.09	\$22,499.73
11/30/2020		Independent Bank	Account Analysis Charge	2600-000		\$32.81	\$22,466.92
12/31/2020		Independent Bank	Account Analysis Charge	2600-000		\$32.76	\$22,434.16

SUBTOTALS

\$36,403.91

\$13,969.75

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 19-12918-CJF **Trustee Name:** Brenda L. Zeddun
Case Name: THEEL, SCOTT R **Bank Name:** Independent Bank
Primary Taxpayer ID #: **_***6827 **Checking Acct #:** *****2918
Co-Debtor Taxpayer ID #: **Account Title:**
For Period Beginning: 8/29/2019 **Blanket bond (per case limit):** \$1,500,000.00
For Period Ending: 4/21/2022 **Separate bond (if applicable):**

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance
01/29/2021		Independent Bank	Account Analysis Charge	2600-000		\$32.71	\$22,401.45
02/26/2021		Independent Bank	Account Analysis Charge	2600-000		\$32.66	\$22,368.79
03/31/2021		Independent Bank	Account Analysis Charge	2600-000		\$32.62	\$22,336.17
04/30/2021		Independent Bank	Account Analysis Charge	2600-000		\$32.57	\$22,303.60
09/23/2021	102	Brenda L. Zeddun	Claim #: ; Distribution Dividend: 100.00; Account Number:	3110-000		\$1,540.00	\$20,763.60
09/23/2021	103	Brenda L. Zeddun	Trustee Compensation	2100-000		\$8,000.00	\$12,763.60
09/23/2021	104	Brenda L. Zeddun	Trustee Expenses	2200-000		\$7.55	\$12,756.05
09/23/2021	105	Brenda L. Zeddun	Claim #: ; Distribution Dividend: 100.00; Account Number:	3120-000		\$209.35	\$12,546.70
09/23/2021	106	United States Bankruptcy Court	Claim #: ; Distribution Dividend: 100.00; Account Number:	2700-000		\$350.00	\$12,196.70
09/23/2021	107	Heather Theel	Claim #: 1; Distribution Dividend: 100.00; Account Number:	5100-000		\$1,400.00	\$10,796.70
09/23/2021	108	Internal Revenue Service	Claim #: 6; Distribution Dividend: 59.09; Account Number:	5800-000		\$8,090.29	\$2,706.41
09/23/2021	109	Wisconsin Department of Revenue	Claim #: 8; Distribution Dividend: 59.09; Account Number:	5800-000		\$2,706.41	\$0.00
03/03/2022	107	STOP PAYMENT: Heather Theel	Claim #: 1; Distribution Dividend: 100.00; Account Number:	5100-004		(\$1,400.00)	\$1,400.00
03/03/2022	110	CLERK, U.S. BANKRUPTCY COURT	Claim #: 1; UNCLAIMED FUNDS.	5100-001		\$1,400.00	\$0.00

TOTALS:	\$36,403.91	\$36,403.91	\$0.00
Less: Bank transfers/CDs	\$0.00	\$0.00	
Subtotal	\$36,403.91	\$36,403.91	
Less: Payments to debtors	\$0.00	\$13,750.00	
Net	\$36,403.91	\$22,653.91	

For the period of 8/29/2019 to 4/21/2022

Total Compensable Receipts:	\$280,081.85
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$280,081.85
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$229,927.95
Total Non-Compensable Disbursements:	\$50,153.90
Total Comp/Non Comp Disbursements:	\$280,081.85
Total Internal/Transfer Disbursements:	\$0.00

For the entire history of the account between 07/12/2020 to 4/21/2022

Total Compensable Receipts:	\$280,081.85
Total Non-Compensable Receipts:	\$0.00
Total Comp/Non Comp Receipts:	\$280,081.85
Total Internal/Transfer Receipts:	\$0.00

Total Compensable Disbursements:	\$229,927.95
Total Non-Compensable Disbursements:	\$50,153.90
Total Comp/Non Comp Disbursements:	\$280,081.85
Total Internal/Transfer Disbursements:	\$0.00

CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No. 19-12918-CJF **Trustee Name:** Brenda L. Zeddun
Case Name: THEEL, SCOTT R **Bank Name:** Independent Bank
Primary Taxpayer ID #: **_***6827 **Checking Acct #:** *****2918
Co-Debtor Taxpayer ID #: **Account Title:**
For Period Beginning: 8/29/2019 **Blanket bond (per case limit):** \$1,500,000.00
For Period Ending: 4/21/2022 **Separate bond (if applicable):**

1	2	3	4		5	6	7
Transaction Date	Check / Ref. #	Paid to/ Received From	Description of Transaction	Uniform Tran Code	Deposit \$	Disbursement \$	Balance

TOTAL - ALL ACCOUNTS	NET DEPOSITS	NET DISBURSE	ACCOUNT BALANCES
	\$36,403.91	\$36,403.91	\$0.00

For the period of 8/29/2019 to 4/21/2022

Total Compensable Receipts: \$280,081.85
 Total Non-Compensable Receipts: \$0.00
 Total Comp/Non Comp Receipts: \$280,081.85
 Total Internal/Transfer Receipts: \$0.00

Total Compensable Disbursements: \$229,927.95
 Total Non-Compensable Disbursements: \$50,153.90
 Total Comp/Non Comp Disbursements: \$280,081.85
 Total Internal/Transfer Disbursements: \$0.00

For the entire history of the case between 08/29/2019 to 4/21/2022

Total Compensable Receipts: \$280,081.85
 Total Non-Compensable Receipts: \$0.00
 Total Comp/Non Comp Receipts: \$280,081.85
 Total Internal/Transfer Receipts: \$0.00

Total Compensable Disbursements: \$229,927.95
 Total Non-Compensable Disbursements: \$50,153.90
 Total Comp/Non Comp Disbursements: \$280,081.85
 Total Internal/Transfer Disbursements: \$0.00

/s/ BRENDA L. ZEDDUN

BRENDA L. ZEDDUN